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OFFICIAL STATEMENT



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CONTRA COSTA COUNTY, SANITATION DISTRICT NO. 15 California

\$975,000
1978 Bonds, Series B
(General Obligations)

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[Stone + Youngberg...]
Bonds -- CA -- CC w.
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Bids to be received by the Clerk of the Board of Supervisors of Contra Costa County on or before 10:30 A.M. (P.S.T.) Tuesday, January 30, 1979 at the office of the Clerk of the Board of Supervisors, County Administration Building, 651 Pine Street, Martinez, California.

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UNIVERSITY OF CALIFORNIA

OFFICIAL NOTICE OF SALE

\$975,000

CONTRA COSTA COUNTY SANITATION DISTRICT NO. 15 1978 BONDS, SERIES B

NOTICE IS HEREBY GIVEN that sealed proposals will be received by the Clerk of the Board of Supervisors of Contra Costa County (the "Board") on behalf of the Board of Directors of Contra Costa County Sanitation District No. 15 (the "District"), at the office of the Clerk of the Board, County Administration Building, 651 Pine Street, Martinez, California 94553, on

TUESDAY, JANUARY 30, 1979

at the hour of 10:30 A.M. for the purchase of \$975,000 principal amount of bonds of the District designated "Contra Costa County Sanitation District No. 15 1978 Bonds, Series B (the "Bonds") more particularly described below.

ISSUE: \$975,000 principal amount, issuable as coupon bonds in the denomination of \$5,000 each, numbered B1 to B195, both inclusive.

DATE: The Bonds are dated February 1, 1979.

INTEREST RATE: Not to exceed six per cent (6%) per annum, payable semiannually on February 1 and August 1 of each year. Bidders must specify the rate or rates of interest which the Bonds hereby offered for sale shall bear. Bidders may specify any number of separate rates of interest and the same rate or rates may be repeated as often as desired, except (i) the maximum difference between the lowest and highest interest rate shall not exceed two per cent (2%) per annum; (ii) each interest rate must be in a multiple of 1/20 of 1% per annum and a zero rate of interest cannot be named; (iii) each Bond shall bear a single rate of interest payable from its date to its fixed maturity date, and no bid will be accepted which contemplates the cancellation of any interest coupons or the waiver of any interest on any of the Bonds as a substitute for cash premium or otherwise; (iv) each interest payment shall be represented by a single coupon and supplemental coupons will not be permitted; (v) the interest rate for each maturity must be uniform for the Bonds of that maturity; (vi) **the interest rate bid for each maturity on or after August 1, 1993 under Schedule 1 must be not lower than the interest rate for the Bonds maturing in the preceding year;** and (vii) any premium must be paid as part of the purchase price in bank funds immediately available to the County Treasurer of Contra Costa County in Martinez, California. Bids which do not conform to the terms of this paragraph will be rejected.

SCHEDULE OF MATURITIES: The Bonds are offered for sale maturing serially in consecutive numerical order, from lower to higher on August 1 of each year, as set forth in the following two schedules; provided, however, that the Bonds shall be issued in accordance with only one of said schedules, and not otherwise, as may be determined by the Board at the time of receiving bids for Bonds as set forth under the heading "Terms of Sale". All the terms of the Bonds set forth in this notice shall apply to each of the two schedules of maturities of the Bonds.

SCHEDULE 1 (CALLABLE BONDS)

\$975,000 principal amount of Bonds maturing as follows:

Principal Amount	Maturity Date August 1	Principal Amount	Maturity Date August 1
\$10,000	1980	\$55,000	1991
20,000	1981-1983	60,000	1992-1993
25,000	1984-1985	65,000	1994
35,000	1986	70,000	1995
40,000	1987	75,000	1996
45,000	1988	80,000	1997
50,000	1989-1990	85,000	1998-1999

SCHEDULE 2 (NON CALLABLE BONDS)

\$975,000 principal amount of Bonds maturing as follows:

Principal Amount	Maturity Date August 1	Principal Amount	Maturity Date August 1
\$ 25,000	1980	\$105,000	1986
40,000	1981	110,000	1987
60,000	1982	120,000	1988
70,000	1983	125,000	1989
90,000	1984	130,000	1990
100,000	1985		

REDEMPTION: Bonds issued pursuant to Schedule 2 are not subject to redemption prior to their respective stated maturities. Bonds maturing by their terms on or before August 1, 1992 issued pursuant to Schedule 1 are not subject to redemption prior to their respective stated maturities. Bonds maturing by their terms on or after August 1, 1993 issued pursuant to Schedule 1 are subject to redemption prior to their respective stated maturities, at the option of the Board, as a whole, or in part in inverse order of maturities (and by lot within each maturity), on any interest payment date on or after August 1, 1992, upon payment of the principal amount thereof and interest accrued thereon to the date fixed for redemption, plus a premium of one-quarter of one percent (1/4 of 1%) of such principal amount for each year and for any fraction of a year remaining between the date fixed for redemption and the fixed maturity date of the Bonds called for redemption.

PAYMENT: Both principal and interest are payable in lawful money of the United States of America at the principal office of Bank of America National Trust and Savings Association, the Paying Agent of the District, in San Francisco, California.

EXECUTION AND REGISTRATION: The Bonds will be executed by the manual signature of at least one official authorized to execute the Bonds. The Bonds will be issued in coupon form and are registrable only as to both principal and interest at the office of the Paying Agent of the District in San Francisco, California. Registered Bonds may be deregistered.

PURPOSE OF ISSUE: The Bonds are part of an authorized issue of \$2,450,000 aggregate principal amount of bonds authorized by a vote of two-thirds of the qualified voters voting at a special bond election held in the District on November 7, 1967 for the purpose of constructing a sewerage service system.

SECURITY: The Bonds are general obligations of the District, and (unless funds are otherwise provided from revenues) the District has power and is obligated to cause an annual tax to be levied upon the real property in the District subject to taxation by the District, without limitation of rate or amount, for payment of the Bonds and the interest thereon.

TAX EXEMPT STATUS: In the event that prior to the delivery of the Bonds (a) the income received by any private holder from bonds of the same type and character shall be declared to be taxable (either at the time of such declaration or at any future date) under any federal income tax laws, either by the terms of such laws or by ruling of a federal income tax authority or official which is followed by the Internal Revenue Service, or by decision of any federal court, or (b) any federal income tax law is adopted which will have a substantial adverse tax effect on holders of the Bonds as such, the successful bidder may, at his option, prior to the tender of the Bonds by the District, be relieved of his obligation under the contract to purchase the Bonds and in such case the deposit accompanying his bid will be returned.

LEGAL OPINION: The legal opinion of Orrick, Herrington, Rowley & Sutcliffe of San Francisco, California, approving the validity of the Bonds, will be furnished to the successful bidder without charge. A copy of the legal opinion, certified by the County Clerk of Contra Costa County, in whose office the original will be filed, will be printed on the reverse of each Bond without charge to the successful bidder.

TERMS OF SALE

Selection of Schedule Pursuant to which the Bonds will be issued: The Board will select the schedule pursuant to which the Bonds will be issued in accordance with the following rule: The Board will not award the Bonds to any bidder bidding for Schedule 2 if any bid is received for the Bonds pursuant to Schedule 1 and the terms of this notice.

Highest Bid in the Selected Schedule: The Bonds in the schedule selected by the Board pursuant to the preceding paragraph will be awarded to the bidder bidding the highest bid for such schedule, considering the interest rate or rates specified and the premium offered, if any. The highest bid will be determined by deducting the amount of the premium bid (if any) from the total amount of interest which the District would be required to pay from the date of the Bonds to their respective maturity dates at the coupon rate or rates specified in the bid, and the award will be made on the basis of the lowest net interest cost to the District. If there are two or more equal bids for the Bonds in the schedule selected by the Board and such equal bids are the highest bids received in such schedule pursuant to the rules above stated and this notice, the Board shall determine in its discretion which bid to accept. The purchaser must pay accrued interest from the date of the Bonds to the date of delivery. All interest shall be computed on a 360-day year basis. The cost of printing the Bonds will be borne by the District.

Estimate of Net Interest Cost: Bidders are requested, but not required, to supply an estimate of the total net interest cost to the District on the basis of their respective bids, which shall be considered as informative only and not binding on either the bidder or the District.

Right of Rejection: The Board reserves the right, in its discretion, to reject any and all bids and to waive any irregularity or informality in any bid.

Prompt Award: The Board will take action awarding the Bonds or rejecting all bids not later than 24 hours after the expiration of the time herein prescribed for the receipt of proposals, unless such time is waived by the successful bidder. Notice of award will be given promptly to the successful bidder.

Delivery and Payment: Delivery of the Bonds will be made to the successful bidder at the office of the County Treasurer of Contra Costa County in Martinez, California, as soon as the Bonds can be prepared, which it is estimated will be within 30 days from the date of sale (but not prior to the date of the

Bonds). Payment for the Bonds must be made in bank funds immediately available to the County Treasurer of Contra Costa County in Martinez, California. Any expense of making such funds so available must be borne by the purchaser.

Right of Cancellation: The successful bidder shall have the right, at his option, to cancel the contract of purchase if the District shall fail to execute the Bonds and tender the same for delivery within 60 days from the date of sale thereof, and in such event the successful bidder shall be entitled to the return of the deposit accompanying his bid.

Form of Bid: Each bidder may bid on only one of the two maturity schedules. All bids must be for all the Bonds hereby offered for sale, and for not less than the principal amount thereof and accrued interest to date of delivery. Each bid, together with bidder's check, must be enclosed in a sealed envelope addressed to the Clerk of the Board of Supervisors of Contra Costa County and endorsed "Proposal for Contra Costa County Sanitation District No. 15 1978 Bonds, Series B, Schedule 1 (or 2)".

Bid Check: With each bid must be submitted a certified check or cashier's check for \$15,000 drawn on a bank or trust company transacting business in the State of California and payable to the order of the County Treasurer of Contra Costa County, to secure the District from any loss resulting from the failure of the bidder to comply with the terms of his bid. Checks of the unsuccessful bidders will be returned by the District promptly upon the award of the Bonds. No interest will be paid upon the deposit made by any bidder.

No Litigation: There is no litigation pending concerning the validity of the Bonds, and the District will furnish to the successful bidder a no-litigation certificate certifying to the foregoing as of and at the time of the delivery of the Bonds.

CUSIP Numbers: It is anticipated that CUSIP numbers will be printed on the Bonds, but neither failure to print such numbers on any Bonds nor error with respect thereto shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for the Bonds in accordance with the terms of the purchase contract. All expenses in relation to the assignment and printing of CUSIP numbers on the Bonds shall be paid by the District.

Official Statement: Stone & Youngberg Municipal Financing Consultants, Inc., One California Street, Suite 2750, San Francisco, California 94111, has been employed by the District to act as financing consultants. Copies of the Official Statement relating to the Bonds will be furnished upon request to the undersigned or to said consultants. 200 copies of the Official Statement will be provided to the successful bidder without charge.

Certificates: The District will furnish to the successful bidder (a) a certificate signed by the Chairman of the Board and the County Treasurer stating that to the best of the knowledge, information and belief of such officers the Official Statement, including the description of the District's history and operations, on the date of sale and on the date of delivery of the Bonds, did not contain any untrue statement of a material fact or omit to state any material fact required to be stated therein or necessary to make the statements made therein in the light of the circumstances under which they were made, not misleading; and (b) a certificate signed by the County Treasurer certifying that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the Bonds to be arbitrage bonds.

Dated: January 9, 1979.

JAMES R. OLSSON

County Clerk and ex officio Clerk of the
Board of Supervisors of Contra Costa County

CONTRA COSTA COUNTY SANITATION DISTRICT NO. 15

Board of Directors

(County Board of Supervisors)

Eric H. Hasseltine, *Chairman*

Nancy C. Fahden
Sunne Wright McPeak

Thomas Powers
Robert I. Schroder

County Staff

C.A. Hammond
Acting County Administrator

Donald N. Bouchet
Auditor-Controller

John B. Clausen
County Counsel

James R. Olsson
County Clerk

Vernon L. Cline
Director of Public Works

Alfred P. Lomlei
County Treasurer

Citizens Advisory Committee

Robert Gromm, *Chairman*

Joyce D. Avina
Jessie Crittenden

Robert A. Dal Porto
Bill Hart

Kenneth Van Doren

Professional Services

Orrick, Herrington, Rowley & Sutcliffe, San Francisco
Bond Counsel

Stone & Youngberg Municipal Financing Consultants, Inc., San Francisco
Financing Consultants

Bank of America N.T. & S.A., San Francisco
Paying Agent

THE DATE OF THIS OFFICIAL STATEMENT IS JANUARY 9, 1979

**Contra Costa County
Sanitation District No. 15**

January 9, 1979

TO WHOM IT MAY CONCERN:

The purpose of this Official Statement is to supply information to prospective bidders on and buyers of \$975,000 Contra Costa County Sanitation District No. 15 1978 Bonds, Series B.

The material contained in this Official Statement was prepared by Stone & Youngberg Municipal Financing Consultants, Inc., in the capacity of financing consultants to Contra Costa County Sanitation District No. 15, and said firm will receive compensation from the District contingent upon the sale of delivery of the Bonds. Summaries herein presented of the Resolution of Issuance, Official Notice of Sale, engineering, financial and economic data do not purport to be complete, and reference is made to the documents on file in the office of the County Director of Public Works for further information. Statements which involve estimates or opinions, whether or not expressly so described herein, are intended solely as such and are not to be construed as factual reports.

The Official Statement does not constitute a contract with the buyers or holders, from time to time, of the Bonds. The Resolution of Issuance, which does constitute such a contract, is available to any prospective bidder on request from the County Clerk.

The legal opinion, approving the validity of the Bonds, will be furnished by Orrick, Herrington, Rowley & Sutcliffe, San Francisco, California, Bond Counsel to the District (see "Legal Opinion"). Bond Counsel's participation in the review of this Official Statement has been limited to reviewing the statements of law and legal conclusions as set forth herein under the caption "The Bonds."

No dealer, broker, salesman or other person has been authorized by the District to give any information or to make any representations other than those contained herein and, if given or made, such other information or representation must not be relied upon as having been authorized by any of the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of any offer to buy nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.

The execution and distribution of this Official Statement have been duly authorized by the District.

CONTRA COSTA COUNTY
SANITATION DISTRICT NO. 15

ERIC H. HASSELTINE, *Chairman*

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Vicinity Map — County Sanitation District No. 15 is situated within the circled area in the center portion of the map.

INTRODUCTION

Contra Costa County Sanitation District No. 15 embraces approximately 6,900 acres in the extreme eastern part of Contra Costa County. Included within the boundaries of the District are Bethel Island, a well-known recreational area, and portions of the adjoining Hotchkiss and Holland Tracts, to the south. Bethel Island is 13 miles east of the City of Antioch, 17 miles east of the City of Pittsburg, and 60 miles northeast of San Francisco.

The District is located at the entrance to the Delta formed by the San Joaquin, Sacramento and Mokelumne Rivers. Over 1,000 miles of navigable waterways are within the area providing for year-round fishing, boating, hunting, and other water-related activities. Several marinas, boat yards and resorts are situated in or near the District.

In November, 1967, the voters of the District authorized the issuance of up to \$2,450,000 of general obligation bonds for the purpose of financing a wastewater collection and treatment system. A total of \$1,475,000 1978 Bonds, Series A, was sold in April 1978. The \$975,000 principal amount of Series B Bonds presently being offered for sale represents the balance of the authorization.

In 1973, the Contra Costa County Health Department, after surveying the waste disposal systems in Contra Costa County Sanitation District No. 15, requested that the Central Valley Regional Water Quality Control Board issue a Cease and Desist Order prohibiting any further septic tank construction.

As a result of this survey, the Central Valley Regional Water Quality Control Board adopted Board Order No. 74-125 on December 14, 1973. This order essentially prohibits construction of any new dwelling units where sewage disposal is required utilizing individual sewage disposal systems, until wastewater collection and treatment facilities are complete and in operation. Between 1974 and 1978 several studies were

undertaken to comply with the comprehensive water quality control plans mandated by the State of California. These additional studies resulted in the recommendation of a subregional conveyance and treatment facility which would serve the nearby Oakley Sanitary District and Contra Costa County Sanitation District No. 15.

Construction contracts were awarded in late 1977 for the construction of a sewage collection system to serve the Sanitation District. This system is presently 95% complete and will be in service within two months. Construction of the conveyance and subregional treatment facility was initiated in October 1978 and completion is expected by the Spring of 1981. An interim treatment plant within the Sanitation District will be operated until the new facilities are ready for use.

Operation and maintenance of the joint treatment facility will be under the management of the Oakley-Bethel Island Wastewater Management Agency in cooperation with the Contra Costa County Department of Public Works Environmental Control Division. Operation and maintenance costs of the Sanitation District and the joint use facilities will be paid from annual sewer service charges as well as from connection fees.

The \$975,000 Series B Bonds are being offered under two separate schedules of maturities, of which only one will be selected, based upon the priority described in the Official Notice of Sale.

Based on the 1978/79 assessed valuation of Sanitation District No. 15, a maximum tax rate of \$1.44 or \$1.88 per \$100 assessed valuation (land and improvements only) would be required to service the Series A and B Bonds under Schedule 1 or 2, respectively, (based upon a 2% annual growth rate of District assessed valuation.) This tax rate would not apply until the 1984/85 fiscal year and would be significantly reduced upon the realization of several proposed residential and commercial developments.

District taxes are levied against the assessed valuation of land and improvements only before exemptions. The assessed valuation of the District for the 1978/79 fiscal year is \$12,990,093. The District's 1978/79 assessed valuation of all taxable property is \$17,111,926.

Upon completion of the District's project, several proposed residential and commercial developments can proceed which, if realized, would substantially increase the District's assessed valuation.

THE BONDS

Authority for Issuance

The \$975,000 principal amount of Contra Costa County Sanitation District No. 15 1978 Bonds, Series B, described in this Official Statement are general obligation bonds being issued pursuant to the provisions of Resolution No. 79/31 adopted January 9, 1979. Authority for issuance of the Bonds is provided under Division 5, Part 3, Chapter 3 of the Health and Safety Code of the State of California (Sections 4700 et seq.). Bonds in the amount of \$2,450,000 were authorized at a special election held within the District on November 7, 1967.

The Series B Bonds currently being offered for sale represent the second and final series of bonds of the 1967 authorization.

Sale of Series B Bonds

Bids for the purchase of the Series B Bonds will be received by the Clerk of the Board of Supervisors of Contra Costa County on behalf of the Board of Directors of the District at 10:30 A.M. (P.S.T.) Tuesday, January 30, 1979. Details of the terms of sale are included in the Official Notice of Sale adopted January 9, 1979.

The maximum interest rate on the Bonds, approved at the November 7, 1967 election, is six percent. The Series B Bonds will be offered at the maximum rate of six percent under two separate schedules of maturities. Only one schedule will be selected based upon a priority of acceptance set forth in the Official Notice of Sale. These schedules of maturities and the priority of acceptance are as follows:

Schedule 1 — \$975,000 principal amount maturing through August 1, 1999.

Schedule 2 — \$975,000 principal amount maturing through August 1, 1990.

Description of Bonds

The Bonds will be in the denomination of \$5,000, all dated February 1, 1979, and numbered B1 to B195.

Bonds are to mature in consecutive numerical order on August 1 in each of the years and in the amounts shown by the following schedule of maturities.

SCHEDULE OF MATURITIES

Schedule 1		Schedule 2	
Maturity Date August 1	Principal Maturing	Maturity Date August 1	Principal Maturing
1980 ...	\$10,000	1980 ...	\$ 25,000
1981 ...	20,000	1981 ...	40,000
1982 ...	20,000	1982 ...	60,000
1983 ...	20,000	1983 ...	70,000
1984 ...	25,000	1984 ...	90,000
1985 ...	25,000	1985 ...	100,000
1986 ...	35,000	1986 ...	105,000
1987 ...	40,000	1987 ...	110,000
1988 ...	45,000	1988 ...	120,000
1989 ...	50,000	1989 ...	125,000
1990 ...	50,000	1990 ...	130,000
1991 ...	55,000		
1992 ...	60,000		
1993 ...	60,000		
1994 ...	65,000		
1995 ...	70,000		
1996 ...	75,000		
1997 ...	80,000		
1998 ...	85,000		
1999 ...	85,000		

Interest will be payable by coupon semiannually on February 1 and August 1, beginning August 1, 1979.

Principal and interest are payable at the principal office of the paying agent of the District, Bank of America N.T. & S.A., San Francisco, California.

Redemption Provisions

The Bonds issued under Schedule 2, maturing through August 1, 1990 will not be subject to call or redemption prior to maturity.

The Bonds issued under Schedule 1 will be subject to call as follows: Bonds maturing on or prior to August 1, 1992 will not be subject to call or redemption prior to maturity. Bonds maturing on or after August 1, 1993 will be subject to call and redemption at the option of the district as a whole or in part in inverse order of maturities (and by lot within each maturity), on August 1, 1992, or on any interest date thereafter, upon payment of a redemption price equal to the prin-

cipal amount and accrued interest to the redemption date plus a premium equal to one-quarter of one percent of the principal amount for each year or fraction of a year remaining from the date of redemption to the maturity date of each bond.

Registration

The Bonds are to be issued as coupon bonds and will be registrable only as to both principal and interest with the privilege of discharge from registration.

Legal Opinion

All proceedings in connection with the issuance of the Bonds are subject to the approval of Orrick, Herrington, Rowley & Sutcliffe, San Francisco, California, Bond Counsel for the District. The unqualified opinion of Orrick, Herrington, Rowley & Sutcliffe attesting to the validity of the Bonds, will be supplied free of charge to the original purchaser of the Bonds. A copy of the legal opinion, certified by the official in whose office the original is filed, will be printed on each bond without charge to the successful bidder.

The statements of law and legal conclusions set forth in this Official Statement under the heading "The Bonds" have been reviewed by Bond Counsel. Bond Counsel's engagement is limited to a review of the legal procedures required for the authorization of the Bonds and to rendering an opinion as to the validity of the Bonds and the exemption of interest on the Bonds from income taxation (see section hereof entitled "Tax Exempt Status"). The opinion of Bond Counsel will not consider or extend to any documents, agreements, representations, offering circulars or other material of any kind concerning the Bonds, including this Official Statement, not mentioned in this paragraph.

Tax Exempt Status

In the opinion of Bond Counsel, the interest on the Bonds is exempt from all present Federal income taxes and from State of California personal income taxes under existing statutes, regulations, and court decisions, and the Bonds are exempt from all California taxes except inheritance, gift, and franchise taxes.

Legality for Investment

The Bonds are legal investments in California for all trust funds and for funds of all insurance companies, commercial and savings banks, trust companies, and for State school funds, and are eligible as security for deposits of public monies in California.

Purpose and Disposition of Proceeds

The proceeds from the sale of the 1978 Bonds, Series B, will be used to finance the completion of a sanitary sewer system as described in this Official Statement under "The Project."

Security

The Bonds are general obligations of Contra Costa County Sanitation District No. 15. The District has the power and is obligated to levy ad valorem taxes for the payment of principal of and interest on the Bonds upon all real property within the District without limitation as to rate or amount.

Recent Constitutional Amendment

Under State law, all properties generally were assessed by county assessors at 25% of full cash value. California voters, on June 6, 1978, approved an amendment (commonly known as both Proposition 13 and the Jarvis-Gann Amendment) to the California Constitution. This amendment, which adds Article XIII A to the California Constitution, among other things, defines full cash value to mean "the County Assessor's valuation of real property as shown on the 1975/76 tax bill under 'full cash value', or thereafter, the appraised value of real property when purchased, newly constructed, or a change in ownership has occurred after the 1975 assessment period." This full cash value may be increased at a rate not to exceed 2% per year to account for inflation. The amendment further limits the amount of any ad valorem tax on real property to 1% of the full cash value.

The amendment is currently the subject of various lawsuits to challenge its constitutionality on several grounds under both the State and Federal Constitution, as well as to resolve differing interpretations and applications of its language and to harmonize it with other parts of the California Constitution. On September 22, 1978, the California Supreme Court in *Amador Valley Joint Union High School District v. State Board of Equalization* upheld the Jarvis-Gann Amendment over challenges on several state and federal constitutional grounds, but the court reserved for future determination in proper cases certain constitutional issues and the validity of legislation implementing the Jarvis-Gann Amendment. **The exact effect of the amendment on the District cannot be determined**

at this time. The limitations in the amendment do not apply to the District's outstanding general obligation bonds or the Series B Bonds currently being offered for sale.

Chapter 292, 1978 Statutes (Senate Bill 154) and Chapter 332, 1978 Statutes (Senate Bill 2212)

Senate Bill 154 approved by the Governor on June 24, 1978, provides partial relief to local government for the temporary difficulties brought about by the approval of the Jarvis-Gann Constitutional Initiative approved by California voters at the June 6, 1978 election.

The bill (among other purposes) appropriates \$162,000,000 from the State General Fund for special districts to meet demonstrated unmet needs up to 90% of property tax loss, for the 1978/79 fiscal year only. Most of the money is earmarked for non-enterprise districts.

All special district allocations, with the exception of allocations to multi-county districts and subsidiary city districts, will be distributed to county boards of supervisors for allocation to special districts within counties. Each county will receive an apportionment on the basis of that county's special district property tax loss in relation to statewide special district property tax loss. The county will have complete discretion in these allocations, within certain guidelines.

The Assembly-Senate Conference Committee on implementation of Proposition 13 has determined that, statewide, enterprises special districts will suffer a loss of 5.6% of pre-Proposition 13 1978/79 total revenues, including the above state allocations, while non-enterprise special districts will experience a loss of 9.5% of total revenues.

Contra Costa County Sanitation District No. 15 is not affected by this legislation in that the District has not previously levied any taxes for maintenance and operation purposes. Operational expenses of the District will be met from user charges.

Estimated Annual Bond Service

Table 1 presents schedules of estimated annual bond service for the 1978 Series B Bonds based on a maximum interest rate of 6 percent. Also shown is the actual bond service for the Series A Bonds.

Table 1

Contra Costa County Sanitation District No. 15 1978 Bonds
Estimated Annual Bond Service

Schedule 1:

Year Ending August 1	Series B Bonds				Actual Series A Bond Service (May 1)
	Bonds Outstanding	Estimated Interest at 6%	Principal Maturing August 1	Total Bond Service	
1979	\$975,000	\$ 29,250 ^①	\$ -	\$ 29,250	\$ 128,500
1980	975,000	58,500	10,000	68,500	131,100
1981	965,000	57,900	20,000	77,900	128,400
1982	945,000	56,700	20,000	76,700	130,700
1983	925,000	55,500	20,000	75,500	127,700
1984	905,000	54,300	25,000	79,300	129,700
1985	880,000	52,800	25,000	77,800	126,400
1986	855,000	51,300	35,000	86,300	128,100
1987	820,000	49,200	40,000	89,200	129,500
1988	780,000	46,800	45,000	91,800	130,600
1989	735,000	44,100	50,000	94,100	126,400
1990	685,000	41,100	50,000	91,100	127,200
1991	635,000	38,100	55,000	93,100	127,700
1992	580,000	34,800	60,000	94,800	127,900
1993	520,000	31,200	60,000 ^②	91,200	127,800
1994	460,000	27,600	65,000 ^②	92,600	127,400
1995	395,000	23,700	70,000 ^②	93,700	126,700
1996	325,000	19,500	75,000 ^②	94,500	130,700
1997	250,000	15,000	80,000 ^②	95,000	129,100
1998	170,000	10,200	85,000 ^②	95,200	127,200
1999	85,000	5,100	85,000 ^②	90,100	-
Total		\$802,650	\$975,000	\$1,777,650	\$2,568,800

①Six months' interest.

②Callable on and after August 1, 1992.

Schedule 2:

Year Ending August 1	Bonds Outstanding	Estimated Interest at 6%	Principal Maturing August 1	Total Bond Service
1979	\$975,000	\$ 29,250 ^①	\$ -	\$ 29,250
1980	975,000	58,500	25,000	83,500
1981	950,000	57,000	40,000	97,000
1982	910,000	54,600	60,000	114,600
1983	850,000	51,000	70,000	121,000
1984	780,000	46,800	90,000	136,800
1985	690,000	41,400	100,000	141,400
1986	590,000	35,400	105,000	140,400
1987	485,000	29,100	110,000	140,100
1988	375,000	22,500	120,000	142,500
1989	255,000	15,300	125,000	140,300
1990	130,000	7,800	130,000	137,800
Total		\$448,650	\$975,000	\$1,423,650

①Six months' interest.

THE PROJECT

The current method of wastewater collection and treatment in the Bethel Island area is via individual septic tank and leach field systems. In addition, two aerated lagoons and a package plant system presently serve the area.

In 1973, the Contra Costa County Health Department, after surveying the waste disposal systems in Contra Costa County Sanitation District No. 15, requested that the Central Valley Regional Water Quality Control Board issue a Cease and Desist Order prohibiting any further septic tank construction. In previous years, the Health Department had issued many abatement orders to correct the most serious sewer problems. These orders were issued when evidence indicated that wastewater was being directly discharged into the sloughs or drainage ditches or if sewage was surfacing on the land. Even under the best conditions, due to the high groundwater, the wastewater would seep very quickly through the soil into the groundwater. The findings of the survey, conducted the summer of 1973, indicated that 36 percent of the septic tank systems were failing. It is expected that 100 percent of the septic tank systems fail during the periods of high groundwater which occur each winter.

As a result of these findings, the Central Valley Regional Water Quality Control Board adopted Board order #74-125 on December 14, 1973. The area encompassed by this order constitutes all of that within the boundaries of Sanitation District No. 15, being Bethel Island, the western half of Holland Tract and land adjacent to Sand Mound and Taylor Sloughs. This order essentially prohibits construction of any new dwelling units where sewage disposal is required utilizing individual sewage disposal systems, until wastewater collection and treatment facilities are complete and in operation.

In 1974, a project report on construction of water pollution control facilities was prepared for the District by Y—T—O & Associates, Engineering Consultants, of Walnut Creek, California.

Subsequent to the 1974 report the East/Central Contra Costa County Wastewater Management Agency was formed to meet the comprehensive water quality control plans mandated by the State of California. The studies undertaken by this Agency resulted in the recommendation of a subregional conveyance and treatment facility which would serve the Oakley Sanitary District and Contra Costa County Sanitary District No. 15.

Under the plan sewage from CCCSD No. 15 will be conveyed about six miles to a central treatment facility near the existing Oakley treatment plant. Construction of the new treatment plant was initiated in October 1978 and completion is expected by the Spring of 1981. In the interim CCCSD No. 15 will use an existing treatment facility located at the north end of Sand Mound Slough.

Late in 1977, contracts were awarded to W.H. Ebert/Spartan Construction Company of San Jose and C.W. Roen Construction Company, Danville, for the construction of the sewage collection system and interim treatment facility. The total cost of construction is approximately \$4.6 million dollars, of which the District's local share after grants and aids was estimated to be \$1,035,104 and was financed from proceeds of the Series A Bonds.

This collection system presently is 95% complete and will serve the developed areas within the current boundary of Contra Costa County Sanitation District No. 15, including Bethel Island and the Hotchkiss Tract along Dutch and Sand Mound Sloughs. A pump station will be provided on Holland Tract at a later date to serve the existing development on the east side of Sand Mound Slough. As discussed in "The District" section of this Official Statement, major developments are planned and waiting, which could add hundreds of connections to the system.

The design criteria for the project anticipates that during the first year of operation, the following number and classifications of domestic users will be connected to the system:

Classification	No. of Users
Residential	869
Motel Units	34
Mobile Homes	778
Condominiums	160
Commercial	58
Recreational ^①	7,040
Total	8,939

① Principally pleasure craft.

A summary of the project costs and funding sources for both the collection system and subregional treatment facilities, including engineering, as estimated by the Oakley-Bethel Island Wastewater Management Agency is presented in the following summary.

County Sanitation District No. 15
Summary of Project Costs

District Facilities:	
Collection System	\$ 4,264,000
Interim plant	385,000
Subregional Facilities:	
Conveyance System	2,624,840
Effluent Transmission	530,160
Treatment Plant	1,577,000
Disposal Facilities	998,000
Legal, Financial & Administrative ..	174,200
Total	<u>\$10,553,200</u>
Funding Sources:	
State Grants	\$ 1,157,500
Federal Grants	6,945,700
1978 Series A Bonds	1,475,000
1978 Series B Bonds	975,000
Total	<u>\$10,553,200</u>

The operation and maintenance of the subregional facilities after completion will be the responsibility of the Oakley-Bethel Island Wastewater Management

Agency which intends to utilize the services of the Contra Costa County Department of Public Works Environmental Control Division.

The interim treatment facility will require one operator on a full-time basis. This operator will be in charge of the facility and also aid in maintaining various components of the collection system. The collection system will also require one person full time to service the pumps and ejectors. These two individuals will be personnel from the Public Works Department and will work a staggered shift since the treatment facility will require operation on a seven-day week basis.

These persons, as county employees, will be eligible to participate in the County's Retirement System. Details of the Retirement system can be obtained from the Retirement Office in Martinez, California.

A schedule of sewer service charges and connection fees has been established by Contra Costa County on behalf of the District.

Under this schedule a \$350 connection charge will be required for each connection to the system, however, this charge will be waived for existing dwellings which connect to the collection system prior to September 1, 1979.

The current annual service charge is \$72 per year for a single family residence, with proportionate charges for other types of users. Service charges will be collected annually by the County together with annual property taxes.

A partial view of Sand Mound Slough as seen from the levee adjoining the Willow Park Marina.



FINANCIAL DATA

Assessed Valuation

The assessed valuation of County Sanitation District No. 15 is established by the Contra Costa County Assessor, except for utility property which is assessed by the State Board of Equalization. The State Board of Equalization last reported that Contra Costa County assessed valuations for the 1977/78 fiscal year averaged 24.4 percent of full cash value. Utility property is reported to be assessed at 25% of full cash value.

District taxes are levied against the assessed valuation of land and improvements only before exemptions. Following is the assessed valuation of the District for the 1977/78 fiscal year and for the 1978/79 fiscal year which reflects the effect of Proposition 13.

County Sanitation District No. 15

Assessed Valuation (Land and Improvements Only)

Fiscal Year	1977/78	1978/79
Local Secured Roll . . .	\$12,501,315	\$11,932,493
Utility Roll	161,100	435,870
Unsecured Roll	935,053	621,730
Total	\$13,597,468	\$12,990,093

The following summary shows the growth which has occurred in the District's assessed valuation (land and improvements only) since 1971/72.

County Sanitation District No. 15

Growth in Assessed Valuation (Land and Improvements Only)

Fiscal Year	Assessed Valuation
1971/72	\$ 6,503,890
1972/73	6,618,370
1973/74	6,750,640
1974/75	7,750,675
1975/76	8,697,274
1976/77	9,499,988
1977/78	13,597,468
1978/79	12,990,093

The following tabulation as reported by the Contra Costa County Auditor-Controller, shows the 1978/79 assessed valuation of all property (land, improvements and personal property) located within the District. These valuations reflect two types of exemptions (\$1,750 of the assessed valuation of an owner occupied dwelling and 50 percent of the assessed valuation of business inventories) which do not result in any loss of revenues to local taxing agencies since an amount equal to the taxes which would have been payable on such exempt valuations is reimbursed by the State.

COUNTY SANITATION DISTRICT NO. 15

1978/79 Assessed Valuation Of All Property Within District

	Assessed Valuation For Revenue Purposes	Homeowners and Business Inventory Exemptions	Net Assessed Valuation
Secured	\$12,041,924	\$ 802,092	\$11,239,832
Utility	435,870	-	435,870
Unsecured ..	4,634,132	325,908	4,308,224
Total ...	\$17,111,926	\$1,128,000	\$15,983,926

Tax Rates

Tax rates in Sanitation District No. 15 for 1978/79, after giving effect to Proposition 13, range from \$.678 to \$.955 per \$100 assessed valuation. The total 1978/79 tax rate for the largest tax code area (1978/79 total assessed valuation \$6,105,072) in the District is \$.955 per \$100 assessed valuation. The following summary presents the tax rate components for Code Area 82006 for the past five years.

Tax Levies and Delinquencies

Contra Costa County operates under provisions of Revenue and Taxation Code Section 4701-4716 by which taxing entities in the county may receive their total secured tax levies regardless of actual payments and delinquencies. The county establishes a delinquency reserve and assumes responsibility for all secured delinquencies. Because of this method of tax collection, Sanitation District No. 15 is assured of 100% collection of its annual tax levy.

County Sanitation District No. 15 does not have a history of tax collection activity. A fair indication of the tax collection experience in the area is obtained from the data applicable to the Bethel Island Municipal Improvement District (formed in 1960 to improve

Code Area 82006

Tax Rates

	Fiscal Year				
	1974/75	1975/76	1976/77	1977/78	1978/79
County	\$ 2.770	\$ 2.849	\$ 2.738	\$ 2.518	\$4.000 ①
Bethel Island Fire District .....	.628	.640	.664	.460	-
Sanitation District No. 15 .....	.675 ②	-	-	-	1.050 ②
Flood Control District .....	.020	.020	.020	.020	-
County Water Agency .....	.017	.004	.004	.004	-
Mosquito and Cemetery Districts .....	.139	.173	.181	.143	-
Bethel Island M.I.D.	2.509	2.460	2.732	2.135	.277
Bay Area Rapid Transit .....	.512	.447	.478	.428	.356
Air Pollution District .....	.016	.015	.015	.015	-
Elementary School District	3.245	2.904	2.746	3.088	.143
High School District	2.460	2.584	2.352	2.254	.129
Community College District .....	.805	.727	.720	.708	-
Total	\$13.796	\$12,823	\$12.650	\$11/773	\$5.955

①For all taxing purposes except bond service.

②Land and Improvements only.

and maintain the Bethel Island levees) which for 1978/79 accounts for approximately 51 percent of Sanitation District No. 15's 1978/79 total assessed valuation. A history of these collections since 1972/73, and the entire Contra Costa County tax levies with delinquencies and guarantee fund cash balances for the same period are shown in the two tabulations below, as reported annually by the County Auditor.

Revenues and Expenditures

Table 2 shows a summary of the revenue and expenditures of the District as reported by the County Auditor-Controller. The deficit balance as of June 30, 1977 represented advances by the County which were repaid from the proceeds of the 1978 Bonds, Series A.

Bethel Island Municipal Improvement District

Total Secured Tax Levies and Delinquencies

Fiscal Year	Assessed Valuation	Total Secured Tax Levy	Amount Delinquent June 30	Percent Delinquent June 30
1972/73	\$4,896,800	\$ 91,958	\$4,808	5.23%
1973/74	5,034,064	89,134	6,148	6.90
1974/75	5,133,358	88,998	6,737	7.57
1975/76	5,606,475	98,989	4,705	4.75
1976/77	6,287,525	129,593	7,702	5.94
1977/78	8,952,503	150,943	7,586	5.03

CONTRA COSTA COUNTY

Tax Levies, Collections, and Guarantee Fund Balances

Fiscal Year	Total Secured Tax Levy	Amount Delinquent June 30	Percent Delinquent June 30	Guarantee Fund Cash Balance June 30
1972/73	\$235,709,379	\$3,896,245	1.65%	\$ 5,645,668
1973/74	239,381,720	3,749,301	1.56	6,692,028
1974/75	261,860,435	5,283,952	2.01	7,515,195
1975/76	290,128,126	5,120,237	1.76	8,612,344
1976/77	331,632,809	4,728,220	1.43	10,073,672
1977/78	373,950,185	5,943,840	1.59	11,614,986

Table 2

COUNTY SANITATION DISTRICT NO. 15

Summary of Revenues and Expenditures

Fiscal Year	Beginning Balance	REVENUES			Expenditures	Balance June 30
		Transfers	Taxes	Other		
1972/73	\$3,003.79	\$ -	\$ -	\$1,337.26	\$ 1,536.04	\$ 2,805.01
1973/74	2,805.01	-	.22	4,691.75	12,816.79	(5,319.81)
1974/75	(5,319.81)	-	48,659.90	818.48	38,199.31	5,959.26
1975/76	5,959.26	-	3,321.49	1,733.19	7,212.20	3,801.74
1976/77	3,801.74	6,101.78	164.00	-	439,205.27	(429,137.75)
1977/78	(429,137.75)	4,069,732.62	-	-	2,703,061.62	937,533.25

Table 2 Continued

DETAILS OF EXPENDITURES				
Fiscal Year	Services and Supplies	Other Charges	Fixed Assets	Total
1972/73	\$1,536.04	\$ -	\$ -	\$ 1,536.04
1973/74	5,427.71	-	7,389.08	12,816.79
1974/75	3,833.06	106.42	34,259.83	38,199.31
1975/76	5,313.11	370.00	1,529.09	7,212.20
1976/77	(95.32)	-	439,300.59	439,205.27
1977/78	-	-	2,703,061.62	\$2,703,061.62

Table 3

**Contra Costa County Sanitation District No. 15
Statement of Direct and Overlapping Bonded Debt**

1979 Estimated Population	2,400
1978/79 Assessed Valuation (Land & Improvements)	\$12,990,093
1978/79 Assessed Valuation (All Property)	17,111,926
Estimated Market Value (All Property)	70,087,000 ^①

	Percent Applicable	Debt Applicable 1/20/79
Contra Costa County Juvenile Facilities Corp. ....	.428%	\$ 8,453
Bay Area Pollution Control District .....	.068	872
Bay Area Rapid Transit District .....	.118	832,284
Contra Costa Community College Authority .....	.427	10,205
Liberty Union High School District	17.190	124,799
Oakley Union School District	47.667	164,451
Knightsen School District	5.004	14,261
Bethel Island Municipal Improvement District, ID No. 2	100.	225,000
Contra Costa County Sanitation District No. 15	100.	2,450,000 ^②
TOTAL DIRECT AND OVERLAPPING BONDED DEBT		\$3,830,325 ^③

Share of State School Building Aid Repayable as of 6/30/77: \$ - 0 -

	Ratio to:		Per Capita
	1978/79 Assessed Valuation (All Property)	Estimated Market Value (All Property)	
Direct Bonded Debt	14.32%	3.50%	\$1,021
Direct and Overlapping Bonded Debt	22.38	5.47	1,596
Assessed Valuation (Land & Improvements Only)	-	-	5,413
Assessed Valuation (All Property)	-	-	7,130

^① The State Board of Equalization reports that the 1977/78 Contra Costa County assessed valuations averaged 24.4 percent of full cash value. Utility property is reportedly assessed at 25% of full cash value.

^② To be sold January 30, 1979.

^③ Excludes The District's share of Contra Costa County lease-purchase obligations (\$36,269). Excludes sales, if any, between January 9, 1979 and January 30, 1979.



Photographs of the marine activities located at the entrance to Bethel Island.

THE DISTRICT

Contra Costa County Sanitation District No. 15 embraces approximately 6,900 acres in the extreme eastern part of Contra Costa County. Included within the boundaries of the District are Bethel Island, a well-known recreation area, and portions of the adjoining Hotchkiss and Holland Tracts, to the south. Bethel Island is 13 miles east of the City of Antioch, 17 miles east of the City of Pittsburg, and 60 miles north-east of San Francisco.

A mild climate and abundance of natural waterways make the District the center of one of the state's most popular outdoor recreation areas. The immense Delta region formed by the San Joaquin, Sacramento, and Mokelumne Rivers has more than 1,000 miles of navigable waterways. Fishing, boating, hunting and water-related recreational activities have given rise to a complex of boat channels and resort areas throughout the region. Bethel Island is probably the best known of the Delta islands. It is the location of three yacht clubs and numerous marinas and boat-yards. There is also an 18-hole golf course on Bethel Island.

The eastern third of Contra Costa County is characterized by flat terrain well suited for agriculture, which forms the backbone of the local economy. Agricultural activities on Bethel Island consist largely of feed lot operations and cultivation of feed crops. The City of Brentwood, located about five miles south of the District, is the center of a large agricultural area devoted to cultivation of fruits, nuts, row crops, and dairy products. Oakley and Knightsen, which border the District to the west and south, are other farm communities in the vicinity of the District.

The East County Area General Plan designates Bethel Island-Sand Mound Slough as a Recreation Community. The area bearing this designation constitutes the core of the District, and is discussed more fully on page 15. The East County Area General Plan was adopted by the Contra Costa County Board of Supervisors on April 4, 1978.

Population Characteristics

Population statistics from the 1970 U.S. Census are available for Bethel Island and for Census Tract 3010, an area somewhat larger than the District. Based on Census returns of 1,398 and 2,134, respectively, for these two areas, it is estimated that the District had a permanent population of 1,900 in April 1970.

A special countywide census was carried out in April 1975 by the Contra Costa County Planning Department and the State Department of Finance. Following are results of this census for Bethel Island.

Bethel Island Census Data

	1970 ^①	1975 ^②
Population	1,398	1,418
Average Household Size	2.6	2.3
Median Household Income .	\$7,125	\$9,833
Median Years of School ...	11.5	12.0
Median Age	45.8	N.A.

①U.S. Census.

②Special census.

New residential construction completed since the 1975 special census, particularly in the Sand Mound Slough area has resulted in accelerated District population growth in the past two years. It is estimated that the District has a present permanent population of 2,400, supplemented by up to 7,000 recreational visitors during peak vacation and weekend periods. Two large proposed residential developments, if approved and carried out, could add substantially to the permanent District population.

A substantial number of District residents are retired persons. Employed residents are engaged in agriculture, recreational businesses, and service enterprises generally found in a resort atmosphere. An undetermined number commute to jobs in the Pittsburg-Antioch industrial area, to County administrative offices in Martinez, local school districts, and to a lesser extent, San Francisco-Oakland work centers.

Housing

The 1970 Census of Housing reported 821 housing units for Bethel Island and 1,177 for Census Tract 3010. Housing characteristics for these two areas are presented below.

1970 Census of Housing

	Bethel Island	Census Tract 3010
Number of housing units...	821	1,177
Single family units	575	821
Owner occupied units	460	650
Owner occupied units - Median value	\$21,600	\$21,300
Renter occupied units	108	177
Renter occupied units - Median rent	\$81	\$86

There is no building moratorium, as such, in the District. However, residential construction in recent years has been limited to the number of dwelling units which could be served by septic tanks in place.

In 1975 Mr. William Boyd, a local realtor and investor, built an 80-unit condominium complex called Willow Park Marina in the Sand Mound Slough section of the District, south of Bethel Island. This represents the largest residential project in the District in recent years. Mr. Boyd plans to construct 80 additional units in the same area. Construction of these condominium units, which are priced in the \$75,000 range, is now underway on 20 units, with the remainder scheduled for construction in mid-1979.

Proposed Developments

Two major new developments on Bethel Island will add significantly to the District housing supply.

Mr. L.E. Weisenberg, Jr. of San Rafael, California plans a development called Delta Coves, consisting of 495 single family homes and 64 condominiums on 310 acres in the southeastern section of Bethel Island. The area is bounded by Bethel Island Road on the west, Gateway Road to the north, Stone Road on the south, and Piper Road to the east. Building sites would be located on top of a new levee system surrounding a

new lagoon. Commercial and recreational facilities, a 100 berth marina, and 495 individual boat berths would be provided for residents. It is expected that the homes will be priced in the \$120,000-130,000 range.

Mr. Weisenberg has developed a similar project bearing the same name in Marin County, California. All necessary permits and approvals have been received and Mr. Weisenberg expects to start development of Delta Coves in mid-1979.

The second major residential development is a project of Mr. Pedro Martins, owner and operator of Pedro Martins & Sons Feed Lot on Bethel Island. Mr. Martins proposes to construct 97 single family residences along the northwestern shore of Bethel Island. The homes, priced at approximately \$125,000, are oriented to an aquatic environment, with an individual dock for each dwelling. The boat docks are constructed in such a manner that ten dwellings share a common dock facility having a capacity of ten individual docks. The residences are designed with sufficient ground clearance to counter unusual flood conditions, should these be encountered at some future time. Plans for the project have been approved by the U.S. Army Corps of Engineers, with initial development expected in 1979.

Recreation Community

As previously noted, part of the District has been designated a Recreation Community under the East County Area General plan. The following is cited from the General Plan.

“The area indicated as Recreation Community is planned to accommodate uses which are primarily oriented to a recreational opportunity, including certain related residential and commercial uses. The Area General Plan designates the community of Bethel Island and an area along Sand Mound and Dutch Sloughs for this type of recreation oriented use.

Bethel Island/Sand Mound Slough

Five land use designations are applied in the Bethel Island Area. The existing commercial uses located along Bethel Island Road at the entrance to the island are designated in the commercial land use category, as are the major marina and boat harbor complexes. The perimeter and a large portion of the south and southeasterly part of the island, as well as lands along the southerly bank of Dutch Slough and along Sand Mound Boulevard are shown as Single Family Residential-High

Density uses, and also include small existing boating facilities. The condominium complex on Sand Mound Slough and an area at the eastern end of Gateway Boulevard are designated for Multiple Family-Low Density uses. The central portion of the island is designated for Agriculture-Residential. Holding capacity is estimated at 6,400, and 1990 population at 2,900.”

The Recreation Community includes 1,607 acres, committed to the following uses:

Land Use	Acres
Single Family Residential	1,431
Multiple Family Residential	49
Commercial	127
Total	1,607

Education

There are no school facilities within the District. Students in the elementary and middle grades attend Gehringer Primary School (K-2) and Oakley Elementary School (grades 3-8), at Oakley. These schools, operated by the Oakley Union Elementary School District, had a combined enrollment of 815 in October 1978. Enrollment in this school district has been as follows in recent years:

October 1975	941	October 1977	827
October 1976	904	October 1978	815

Students in the secondary grades attend Liberty High School in Brentwood, operated by the Liberty Union High School District. Recent enrollment figures for this district (excluding adult classes) are shown below.

October 1975	1,346	October 1977	1,395
October 1976	1,354	October 1978	1,369

The nearest institution of higher learning is Los Medanos College, a two-year community college located in Pittsburg. It is one of three colleges operated by the Contra Costa Community College District. Enrollment in the 1977/78 academic year was 5,236 students.

Transportation

Under federal and state grants, the Eastern Contra Costa Transit Authority (“Tri-Delta Transit”)

operates a demand responsive bus service linking Bethel Island, Knightsen, Brentwood, Byron, and Oakley with the Antioch area. Commuters are linked with the BART terminal at Concord.

Community Facilities and Services

The Bethel Island Fire Protection District maintains a fire station manned by three paid firefighters and 23 volunteers. Equipment includes three 750 GPM pumpers, a 2,000 gallon tanker, and two rescue pickup trucks. The firemen are trained in paramedic techniques and provide emergency ambulance service.

The Bethel Island Fire Department serves approximately 90 percent of the District. The balance is served by the Oakley Fire Protection District. Under the County's mutual aid arrangement, local fire districts work closely together.

Police protection for the District is provided by the County Sheriff's Department precinct station at Oakley.

Commercial banking services are available at branch offices of Central Bank N.A. at Oakley, the Bank of Agriculture and Commerce at Brentwood, and Bank of America N.T. & S.A., Brentwood. At Antioch are branch offices of Central Bank, Bank of America, Security Pacific National Bank, and Wells Fargo Bank, in addition to local offices of four savings and loan associations. San Joaquin First Federal Savings and Loan Association has an office at Brentwood.

Hospitals serving the District are Delta Memorial, a 53-bed private hospital in Antioch, and the 78-bed Pittsburg Community Hospital. At Brentwood is the Brentwood Health Center, a semi-public facility providing medical, psychiatric, pediatric, and prenatal care services. This clinic is staffed by County personnel and doctors.

The weekly Brentwood News furnishes local news coverage. The Antioch Daily Ledger and San Francisco-Oakland metropolitan newspapers are available daily in the District.

Branch libraries of the Contra Costa County Library System are located at Oakley, Brentwood, and Byron.

A number of small water companies supply water in the District, supplemented by individual wells. The Contra Costa County Water District wholesales irrigation water to local users. Residents and businesses use bottled gas, as there is no natural gas for local consumption within the District.

Recreation

The 18-hole Bethel Island Golf Course is open to the public. There is also a municipal course at Antioch.

Frank's Tract Aquatic State Park, adjoining the District's northern boundary, has a 3,300-acre lake providing opportunities for fishing and boating. Several harbors in the area have launching ramps for water skiers. The City of Antioch maintains a public launching ramp for motor boats.

Three major parks are within convenient driving distance of the District. One mile south of Antioch is Contra Loma Regional Park (772 acres), and nearby is Black Diamond Mines Regional Preserve (2,763 acres), both operated by the East Bay Regional Park District. Mount Diablo State Park, a few miles east of Walnut Creek, is a popular camping and hiking preserve.

The Contra Costa County Fairgrounds at Antioch is owned and operated by the 23rd Agricultural District, a state agency. The grounds are open year-round for art and hobby shows, equestrian events, auto racing, and special community activities.

CONTRA COSTA COUNTY

Contra Costa County was incorporated in 1850 as one of California's original 27 counties. The name is derived from the Spanish term for "opposite coast". Contra Costa is the state's ninth largest county in population and the ninth smallest in land area, covering 733 square miles of land from the upper reaches of San Francisco Bay eastward to the Delta region formed by the confluence of the Sacramento and San Joaquin Rivers.

In 1900 the Santa Fe Railway established its western terminus at Richmond. The following year, Standard Oil Company built an oil refinery in the same city. These developments marked the transition from an agricultural economy to industrial growth in Contra Costa County. The County's 70-mile waterfront along the northern shoreline has attracted large industrial firms and made Contra Costa County the center of heavy industry in the Bay Area. Located here are major oil refineries, a large steel mill, chemical plants and an extensive complex of light and heavy industry. The extreme eastern part of the County continues as an important agricultural area.

Prior to World War II, the Caldecott Tunnel was bored under the Berkeley Hills to Contra Costa County, permitting residential development in central and eastern Contra Costa County by speeding Oakland and San Francisco bound traffic. Four-lane traffic in the direction of peak flows is made possible by utilizing two lanes of the middle bore for alternate directions in the morning and evening. The Caldecott Tunnel remains the principal highway link between the heavily populated areas of Alameda and Contra Costa Counties.

There are 15 cities in the County. Largest are Concord (population 99,500), Richmond (69,600), and Walnut Creek (50,100). Martinez, the County seat, has a population of 20,850 and is located in the north central part of the County.

County Government

Contra Costa is a general law county. A five-member board of supervisors is elected by districts which are approximately equal in population. Other elected officers include the Assessor, Auditor-Controller, Treasurer-Tax Collector, Sheriff-Coroner, District Attorney-Public Administrator, and Clerk-Recorder. A County Administrator, appointed by the Board of Supervisors, administers day-to-day County business. The County's 1978/79 budget exceeds \$204 million.

Population

The County's January 1, 1979 population is estimated at 611,700 by the State Department of Finance. The same source projects a population of 686,200 by July 1, 1985, and 806,200 at July 1, 1995.

During the sixties the County's population growth rate was substantially higher than that of the State of California. In the seventies, the County's rate of population growth has moderated, as the County undergoes a transformation from a rapidly growing suburban fringe area to a more stable and mature community. The following tabulation reflects this change.

Population Data

Year	Contra Costa County	Percent Change	State of California	Percent Change
1940	100,450	-	6,907,387	-
1950	298,984	197.6	10,586,223	53.3
1960	409,030	36.8	15,717,204	48.5
1970	558,389	36.5	19,953,134	27.0
1978	611,700	9.5	22,077,000	10.7

Source: 1940-70, U.S. Bureau of Census.
January 1, 1979 estimates by State Department of Finance.

Employment

Total wage and salary employment in Contra Costa County averaged more than 175,000 in the third quarter of 1977 (most recent payroll data available).

Leading categories of employment were retail trade, local government, personal services, and manufacturing, in that order.

Although manufacturing accounted for only 15.5 percent of total employment during the quarter, it generated quarterly payrolls of more than \$114 million, or over 21 percent of total payrolls dispensed during the quarter. Most factory workers are in non-durable goods plants, reflecting the importance of the petroleum and chemical industries in the County's economy.

The tabulation shown below presents employment and payroll data by industry in Contra Costa County.

The largest industrial employers in eastern Contra Costa County are listed on page 19 and are discussed in the section entitled "Industry". Other important industrial employment centers in the County are Richmond, in the western sector, and the Concord Walnut Creek area, in central Contra Costa County. Among major employers in these latter areas are Standard Oil Company of California, Systron-

Donner Corp. (now part of Leeds & Northrup), Safeway Stores, Shell Oil Co., Chevron Research Co., Bethlehem Steel Corp., Union Oil Co., Chevron Chemical Co., Beckman Instruments, Stauffer Chemical Co., and Pacific Intermountain Express.

Current unemployment data are not available for Contra Costa County. The County forms part of the five-county San Francisco-Oakland Labor Market, reported monthly by the State Employment Development Department. As of September 1978, this labor market supported 1,433,000 civilian jobs, up 41,100 over the previous September. The unemployment rate was 6.8%, down from the 7.7% of September 1977. The seasonally adjusted unemployment rate was 6.3%, compared with 7% at September 1977.

Industry

The northern shoreline of Contra Costa County, from Antioch westward to San Francisco Bay, has become established as a center of medium and heavy industry. Deepwater transportation, good main line rail facilities, a plentiful supply of power, and the

CONTRA COSTA COUNTY 1977 Employment and Payrolls

Industry	Reporting Units ^①	No. of Employees ^②	Quarterly ^① Wages
Agriculture, Forestry, Fisheries	348	3,143	\$ 5,552,991
Mineral Extraction	14	360	1,868,492
Construction	1,070	11,728	47,714,069
Manufacturing	470	27,291	114,634,879
Transportation, Utilities	294	10,256	44,308,123
Wholesale Trade	520	7,242	28,520,637
Retail Trade	2,284	39,043	82,444,595
Finance, Insurance, Real Estate	776	8,859	23,045,323
Service	3,040	29,648	72,792,407
Federal Government	18	5,884	23,861,981
State Government	58	789	4,019,998
Local Government	59	37,543	90,898,754
Other	53	188	487,409
Total	9,004	181,974	\$540,149,658

① Third Quarter 1977.

② September, 1977.

Source: State Employment Development Department. Data as taken from quarterly reports from private employers and government entities reporting Unemployment Insurance and Disability Insurance taxes or Personal Income Tax withholding.

availability of desirable sites have brought about the location of plants of nationally known firms.

The Pittsburgh Works of the United States Steel Corporation, located fourteen miles west of the District, is the area's largest employer, with approximately 2,300 employees. The facilities of the plant include a pipemill, sheet finishing, tin finishing and cold reduction departments, rolling mills, nail mill, wire mill, wire rope mill, and a 1,000-foot-long deep-water dock. The plant is served by three railroads and contains 15 miles of track. Products are also shipped by ocean-going vessels and truck transportation is provided over State Highways 4 and 24.

Continental Can Co. has two plants in Pittsburgh. One produces fibre drum containers and the other turns out tin and aluminum plating. Combined employment exceeds 400.

Johns-Manville Products Corp. produces asbestos and organic felt paper, roof coatings, roofing shingles, and roll goods at Pittsburgh, employing over 300.

West of Antioch, the Dow Cemical Company employs approximately 800 persons in the manufac-

turing of various agricultural, mining, and industrial chemical products.

Three miles east of Antioch, E.I. duPont de Nemours and Company operates plants engaged in the production of "Freon" refrigerant and aerosol propellant, tetraethyl lead gasoline additive, and titanium dioxide. The latter of these products utilizes ore imported from Australia. The company employs more than 500 people in buildings occupying 60 acres of a 540-acre site.

Crown Zellerbach operates four manufacturing plants within the immediate vicinity of Antioch. These plants produce Kraft paper, multiwall paper bags, tissue paper products, and corrugated boxes. The company constructed and operates a deep-water ship-turning basin for its own use and for the use of other nearby industries. The deep-water dock facilities are utilized in the handling of the large quantities of wood pulp which is the principal raw material used in the manufacture of many of the company's products. The total number of employees of this firm in the Antioch area is estimated to be 900.

Largest Industrial Employers in Eastern Contra Costa County 100 or More Employees

Company	Product/Service	No. of Employees
Antioch area:		
Crown Zellerbach Corp.	Kraft, paperboard	900
E. I. duPont de Nemours & Co.	Refrigerants, solvents	500
Fibreboard Corp.	Kraft liner, inks	760
Glass Containers Corp.	Glass bottles, jars	350
Hickmott Foods, Inc.	Canned foods	50-500
Domtar Gypsum America, Inc.	Wallboard	100
Pittsburg area:		
Continental Can Co., Inc.	Fibre drum containers	156
Continental Can Co., Inc.	Tin, aluminum plate	250
Dow Chemical Co.	Chemical manufacturing	800
Interpace Corp.	Refractories	100
Johns-Manville Corp.	Asphalt roofing, felt paper	302
Triangle PWC, Inc.	Tubing conduit	100
U.S. Steel Corp. - Pittsburg Works	Steel products	2,300
Allied Chemical Corp.	Insecticides, chemicals	135
Pacific Gas & Electric Co.	Utility	485
Pacific Telephone Co.	Utility	186

Source: Community Economic Profiles, County Development Association.



View of the new high level Antioch Bridge connecting Contra Costa and Sacramento Counties. This \$50 million dollar bridge was opened to traffic in November 1978. The adjacent old bridge, a marine hazard, will be dismantled.

One mile east of Antioch, Domtar Gypsum America Inc. operates a gypsum wallboard plant and plaster mill, employing about 100 persons at this 38-acre site. Raw gypsum is transported from Mexico to the plant by ship and is unloaded at dock facilities on the San Joaquin River. The plant has the capacity to annually produce 250,000,000 square feet of gypsum board products and 20,000 tons of plaster for the building industry.

Hickmott Foods, Inc. packs apricots, asparagus, and tomato products at Antioch, employing up to 500 people during harvest operations.

The Glass Containers Corporation has a manufacturing plant immediately west of Antioch. Approximately 350 people are employed in the production of many types of glass jars and containers.

Fibreboard Corporation operates a containerboard mill and an ink plant at Antioch, employing over 760 workers at local plants.

One of the nation's largest steam-electric generating plants is located two miles east of Antioch. This 1,320,000 kilowatt capacity plant is owned and operated by the Pacific Gas and Electric Company and is a major source of electric power in the company's northern California operation. The plant employs approximately 100 persons on a three-shift basis.

In north central and western Contra Costa County are major oil refineries and oil storage facilities. About two miles east of Martinez, at Avon, is the petroleum refinery formerly owned by Phillips Petroleum Company. In March 1976 the Phillips refinery, terminal, and bulk plants were purchased by The Oil Shale Corp. (TOSCO) in a \$230 million transaction. Lion Oil Co. is the name now used for TOSCO's Avon operations.

Shell Oil Company, at its Martinez manufacturing complex, operates a large oil refinery and various chemical manufacturing facilities. More than 1,000 persons are employed producing gasoline, diesel fuels, fuel oil, and chemical derivatives of petroleum.

Other large oil refinery activities in the area include those of Union Oil Co. at Oleum, Standard Oil Co. of California at Richmond, Pacific Refining Co. at Hercules (formerly the Gulf refinery), and Exxon Corp. at Benicia, in Solano County.

UCO (formerly Urich Oil Co.) of Los Angeles presently owns an oil terminal in Martinez, and has filed an environmental impact report for construction of a \$17 million 10,000 barrel per day refinery near the

terminal. Construction is expected to start during the first half of 1979.

The total value of products shipped by Contra Costa County industrial plants in 1975 exceeded \$4.2 billion, as reflected in the following summary of data from the most recent Annual Survey of Manufacturers.

CONTRA COSTA COUNTY

1975 Annual Survey of Manufacturers

All manufacturing employees	26,800
Total payrolls	\$ 384,300,000
Production workers, number	16,900
Production payrolls	\$ 220,600,000
Value added by manufacture	\$1,119,200,000
Value of industry shipments	\$4,248,400,000
Capital expenditures	\$ 232,900,000

Source: U.S. Department of Commerce.

Taxable Transactions

Taxable sales in Contra Costa County now total nearly \$3 billion annually, a gain of more than \$1 billion since 1974. The number of outlets reporting taxable sales has increased by over 34 percent during the same period, as shown in the following summary.

CONTRA COSTA COUNTY

Taxable Transactions

Year	No. of Outlets	Taxable Transactions
1974	10,426	\$1,644,650,000
1975	11,235	1,823,174,000
1976	12,275	2,291,756,000
1977	13,684	2,858,557,000
1978 (6 mos.)	14,013	1,396,006,000

Source: State Board of Equalization.

Agriculture

The County's agricultural complex is well balanced and diversified. Major individual crops are tomatoes, sugar beets, walnuts, milk, cattle and calves, cut flowers, and ornamental trees and shrubs. Gross annual agricultural production values since 1974 are presented in the tabulation on page 22.

CONTRA COSTA COUNTY

Gross Value of Agricultural Production

	1974	1975	1976	1977
Field Crops	\$11,724,800	\$12,169,000	\$ 7,780,000	\$ 7,896,000
Fruits and Nuts	5,988,400	5,775,300	6,203,000	6,215,000
Livestock and Poultry	12,730,550	11,606,300	11,301,000	7,442,000
Livestock, Apiary and Poultry Products	3,254,964	3,328,650	3,777,000	4,046,000
Nursery Products	7,996,000	9,453,800	10,907,000	12,172,000
Vegetable and Seed Crops	12,701,200	11,041,600	8,890,000	11,454,000
Total	\$54,395,914	\$53,374,650	\$48,858,000	\$49,225,000

Source: Contra Costa County Department of Agriculture.

Farm production values in 1976 and 1977 fell short of 1974 and 1975 levels due to effects of the 1975/76 drought, early fall rains, and a reduction in sugar prices. However, nursery products gained nearly \$1.3 million in 1977. Steady annual gains for this major category of farm products in recent years are evident in the above tabulation.

Transportation

Interstate 680, a major north-south route through the central part of Contra Costa County, connects transcontinental Interstate 80 and San Jose through Concord and Walnut Creek.

I-680 intersects with State Highway 4 and State Highway 24, which provide east-west traffic movement to western Contra Costa County and the Oakland area. State Highway 4 serves the northeastern part of the County, passing through Pittsburg, Antioch, Oakley, and Brentwood, near the District and providing a link with the Central Valley. State Highway 160 passes over the Antioch Bridge east of Antioch and runs north to Sacramento. A new high-level Antioch Bridge was recently opened to traffic facilitating access to Solano County and the Sacramento area.

Main line tracks of the Southern Pacific and a branch of the Sante Fe Railway serve the Pittsburg-Antioch industrial area. Both lines pass a few miles south of the District.

The deepwater channel which connects Antioch, Sacramento and Stockton to San Francisco Bay provides excellent water transportation to coastal and worldwide ports. Docking facilities are operated

by industrial installations along the San Joaquin River.

Air passenger and freight service is available at Oakland International Airport 35 miles to the west, and at San Francisco International Airport. The privately owned and operated Antioch Airport has facilities for general and private aircraft. Additional charter and air freight service is available at Buchanan Field in Concord, 15 miles west of Antioch.

One of the three East Bay branches of the Bay Area Rapid Transit system (BART) terminates in Concord. The system reduces peak-hour travel times from Concord to Oakland and San Francisco to 29 and 40 minutes, respectively. From Oakland, branch lines of the BART System lead to Richmond in western Contra Costa County, and to southern Alameda County.

Greyhound Bus Lines maintains a terminal at Antioch for passenger and freight service. The Alameda-Contra Costa County Transit District extends bus service to the cities of Pittsburg, Antioch, and Brentwood as well as feeder service to the Concord BART Station.

Utilities

Natural gas, electric power, and telephone service are provided throughout most of the County by Pacific Gas and Electric Company and Pacific Telephone Company.

As previously noted, one of the nation's largest steam-electric generating plants is located near the District. This 1,320,000 kilowatt capacity plant is owned and operated by the Pacific Gas and Electric Company and is a major source of electric power in the company's system.

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